

AN ORDINANCE APPROVING PRELIMINARY AND FINAL PLATS

(Randallville First Subdivision)

WHEREAS, the Randallville First Subdivision Preliminary and Final Plats are in compliance with the pertinent ordinances of the City of Urbana, Illinois; and

WHEREAS, the City Engineer has reviewed and approved the preliminary and final plats of the "Randallville First Subdivision"; and

WHEREAS, due to the lack of contiguous urban development in the immediate vicinity of the proposed plats, the deferral of required street, curb, gutter, underground drainage and sidewalk improvements otherwise required under the Urbana Code of Ordinances is deemed necessary at this time but provision for the future construction of said improvements should be made along with the approval of the proposed plats; and

WHEREAS, in Plan Case #1313-S-89, the Urbana Plan Commission has recommended approval of the preliminary and final plats of "Randallville First Subdivision" subject to the conditions outlined herein.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF URBANA, ILLINOIS THAT:

Section 1. The preliminary and final plats of the "Randallville First Subdivision" as attached hereto are approved as platted, subject to the following conditions:

a. The deferral of sidewalk, street pavement, curb and gutter construction and waiver of posting of bonds for said improvements required under Sections 21-36, 21-37, 21-29 and 21-20 of Chapter 21 of the Code of Ordinances, City of Urbana, Illinois, is granted subject to the terms and conditions stated herein.

b. Waiver of Section 21-37.B.6 of Chapter 21 of the Code of Ordinances, City of Urbana which states that lots shall not derive access from a principal or minor arterial street.

Section 2. The following conditions are hereby imposed on the approval of said waivers and deferrals. The condition of approval shall run with the land and shall be stated on the face of the final plat and within the Owner's Certificate.

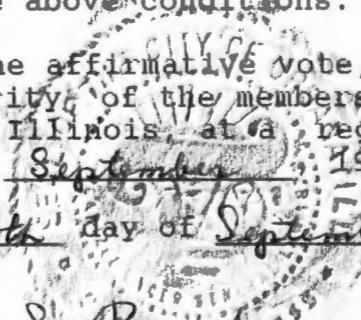
The following language shall be recited on the face of the final plat:

The property Owner(s) will install the required sidewalks, street pavement, curb and gutter improvements along Illini Airport Road within ninety (90) days of the City of Urbana Engineer's written request to do so or in accordance with arrangement satisfactory to the City Council of Urbana and in compliance with the then current standards of the City of Urbana Code of Ordinances.

Section 3. The Secretary of the Urbana Plan Commission is hereby directed to record said plat with the Champaign County Recorder of Deeds upon satisfaction of the above conditions.

This Ordinance is hereby passed by the affirmative vote, the "ayes" and "nays" being called of a majority of the members of the City Council of the City of Urbana, Illinois, at a regular meeting of said Council on the 5<sup>th</sup> day of September, 1989.

PASSED by the city Council on this 5<sup>th</sup> day of September, 1989.

  
Ruth S. Brookens  
Ruth S. Brookens, City Clerk

APPROVED by the Mayor the 11<sup>th</sup> day of September, 1989.

Jeffrey F. Markland  
Jeffrey F. Markland, Mayor